

67-22

WARRANTY DEED  
016809TRANSFER  
TAX  
PAID

KNOW ALL MEN BY THESE PRESENTS, THAT KENNEBEC VALLEY ASSOCIATES, INC., a corporation organized and existing under the laws of the State of Maine, and having a place of business at Waterville, in the County of Kennebec and State of Maine in consideration of One Dollar (\$1.00) and other valuable consideration paid by

PETER W. OGDEN and MARY LOU OGDEN, husband and wife,

of Waterville, County of Kennebec and State of Maine whose mailing address is: 23 Pleasant Hill Drive, Waterville, ME 04901

the receipt whereof it does hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

PETER W. OGDEN and MARY LOU OGDEN, as joint tenants and not tenants in common their heirs and assigns, forever,

A lot or parcel of land, with the buildings thereon, situated in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin marking the most Easterly point of Lot 52; thence heading S 71 degrees 27' 12" W 148.29' (One Hundred Forty-Eight and Twenty-Nine One Hundredths Feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most Southerly point of said Lot 52; thence heading N 26 degrees 59' 51" W 182.01' (One Hundred Eighty-Two and One One Hundredths Feet) along Lot 51 to an iron pin marking the most Westerly point of said Lot 52; thence heading N 66 degrees 47' 00" E 147.00' (One Hundred Forty-Seven and No One Hundredths Feet) along Lot 46 to an iron pin marking the most Northerly point of said Lot 52; thence heading S 26 degrees 59' 51" E 194.10' (One Hundred Ninety-Four and Ten One Hundredths Feet) along Lot 53 to the beginning pin.

This conveyance is subject, however, to all restrictions and covenants of record including those required by the Maine Department of Environment Protection, dated June 8, 1983 recorded in said Registry of Deeds Book 2575 Page 93, Book 2050 Page 124, Book 1941 Page 28, and Book 1941 Page 108. The above description meaning and intending to describe said Lot 52 as per recorded subdivision Plan titled Ridge Road Development and recorded June 22, 1977 in said Registry of Deeds File Number D-77074.

Meaning and intending to convey the same premises described in a deed from James A. McBrady to Kennebec Valley Associates, Inc. dated January 31, 1989 and recorded February 6, 1989 in said Registry Book 3500 Page 297.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said PETER W. OGDEN and MARY LOU OGDEN, their heirs and assigns, to them and their use and behoof forever.

AND it does COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it does have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said KENNEBEC VALLEY ASSOCIATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Charles Boyce its President duly authorized, this \_\_\_\_\_ day of the month of \_\_\_\_\_, 1989.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Suzan M. Roy  
Notary Public

KENNEBEC VALLEY ASSOCIATES, INC.  
BY: Charles Boyce  
Its President  
CHARLES BOYCE

Then personally appeared the above named Charles Boyce, President of said Grantor corporation as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

SUZAN M. ROY

Notary Public  
Attorney at Law

SUZAN M. ROY  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DECEMBER 9, 1993

RECEIVED KENNEDIC SS.

1989 AUG -3 AM 9:00

WITEST: *Suzan Roy*  
REGISTER OF DEEDS